

TOWN OF SUPERIOR

REQUEST FOR ACTION

AMENDED

AGENDA ITEM: 05

<u>DATE SUBMITTED</u>	<u>TYPE OF ACTION REQUESTED</u>
04/17/2012	<input checked="" type="checkbox"/> FORMAL ACTION/MOTION
	<input type="checkbox"/> INFORMATION
<u>DATE ACTION REQUESTED</u>	<input type="checkbox"/> ORDINANCE
04/19/2012	<input type="checkbox"/> RESOLUTION
	<input type="checkbox"/> OTHER

AGENDA ITEM: Discuss/Approve/Reject: Finalize sale of 679 W. Main Street, Superior, Arizona to Betty Gallego.

RECOMMENDATION: Direct staff to close escrow and finalized the sale of 679 W. Main Street between the Town of Superior and Ms. Betty Gallego.

DISCUSSION: On November 2, 2010, the Town of Superior was awarded a Warranty Deed in Lieu of Foreclosure on the property of Guadalupe Gonzales at 669, 679 and 681 W. Main Street for full release and satisfaction of approximately \$6,000.00 in past-due utility payments and costs of collection owed to the Town. On July 20, 2011 another Warranty Deed was filed due to a lot line change as a result of a survey. After the Town did significant clean-up, the property was put out to Bid on June 1, 2011. Ms. Betty Gallego was the successful bidder for \$8,000.00 and an escrow was established October 11, 2011. The sale was delayed due to the discovery of an existing Tefra lien and another amount due the Superior Court. The Tefra lien has now been transferred to another property in the name of Guadalupe Gonzales. This escrow is now ready to close with the outstanding Superior Court fees and delinquent taxes being paid out of escrow.

FISCAL IMPACT:

\$ 6,000.00	ó Foreclosure for Sewer Lien/Attorney Fees
\$ 2,128.00	ó Survey of Property
\$ 1,424.00	ó Public Works Expenses, Property Clean-up
\$ 1,147.00	ó Delinquent Taxes Parcel 1
\$ 97.00	ó Delinquent Taxes Parcel 2
\$ 450.00	ó 5 percent Seller's Commission
\$ 11,246.00	ó Total Costs
\$- 8,000.00	ó Sales Price
\$- 3,246.00	ó Total Loss

PREPARED BY: Interim Town Clerk/Rita M. Wentzel

REVIEWED BY: Interim Town Clerk/Rita M. Wentzel

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ADDED

AGENDA ITEM: 07

<u>DATE SUBMITTED</u>	<u>TYPE OF ACTION REQUESTED</u>
04/17/2012	<input checked="" type="checkbox"/> FORMAL ACTION/MOTION
	<input type="checkbox"/> INFORMATION
<u>DATE ACTION REQUESTED</u>	<input type="checkbox"/> ORDINANCE
04/19/2012	<input type="checkbox"/> RESOLUTION
	<input type="checkbox"/> OTHER

AGENDA ITEM: Discuss/Approve/Reject: Authorizing the Town's attorneys to file and prosecute an appeal in Town of Superior v. Dr. Glenn Wilt, Maricopa County Superior Court case number TJ2010-000180, and to authorize payment to the Town's attorneys for their work on the appeal.

RECOMMENDATION: Direct Town Attorneys to file and prosecute an appeal in the Town of Superior v. Dr. Glenn Wilt, Maricopa County Superior Court case number TJ2010-000180, and authorize payment to the Town's attorneys for their work on the appeal.

DISCUSSION: Town Attorney Wencker will be available for discussion regarding this issue.

FISCAL IMPACT: TBD

PREPARED BY: Interim Town Clerk/Rita M. Wentzel

REVIEWED BY: Interim Town Clerk/Rita M. Wentzel

TOWN OF SUPERIOR

REQUEST FOR ACTION

ADDED

AGENDA ITEM: 08

<u>DATE SUBMITTED</u>	<u>TYPE OF ACTION REQUESTED</u>
04/17/2012	<u> X </u> FORMAL ACTION/MOTION
	<u> </u> INFORMATION
<u>DATE ACTION REQUESTED</u>	<u> </u> ORDINANCE
04/19/2012	<u> </u> RESOLUTION
	<u> </u> OTHER

AGENDA ITEM: Discuss/Approve/Reject: Right of Way Permit/contract for Joaquin Trujillo, 201 W. Main Street, Superior, Arizona.

RECOMMENDATION: Authorize town staff to approve the Right-of-Way Permit and enter into a Right-of-Way Encroachment contract with Joaquin Trujillo at 201 West Main Street, Superior, Arizona.

DISCUSSION: In July 2011, Mr. Joaquin Trujillo submitted a building permit application and paid the associated fees to the Town of Superior to construct a second handicap-accessible exit for his building at 201 W. Main Street. Since the exit was above the grade, it required a ramp be constructed in the alley in the Town's Right of Way. This was done at the suggestion of the Town building officials at the time. The ramp was constructed according to code and met each inspection with a green tag. Since this ramp is in the public right of way, staff recommended that a Right-of-Way Permit be submitted with the associated fees and the appropriate documentation be developed. Staff recommended that a contract be developed with the stipulation that the 201 W. Main property owner obtain \$1MM in General Liability Insurance naming the Town of Superior as Additional Insured.

FISCAL IMPACT: None as permit fees cover associated costs.

PREPARED BY: Attorney Chad Niven

REVIEWED BY: Zoning Administrator Grant Anderson, Willdan